150.0	0001	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	691,400 / 691,400
					USE VALUE:	691,400 / 691,400
					ASSESSED:	691,400 / 691,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
145		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TSUK ANDREW G/ETAL	
Owner 2:	FREY SUSAN H	
Owner 3:		
Street 1:	145 ROBBINS ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,680 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1384 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4680.000	243,100		448,300	691,400
Total Card	0.107	243,100		448,300	691,400
Total Parcel	0.107	243,100		448,300	691,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 499.57 | /Parcel: 499.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98682
GIS Ref
GIS Ref
Insp Date 03/17/18

PREVIOUS ASSESSMENT

Parcel ID 150.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	243,100	0	4,680.	448,300	691,400	691,400	Year End Roll	12/18/2019
2019	101	FV	199,900	0	4,680.	420,300	620,200	620,200	Year End Roll	1/3/2019
2018	101	FV	196,200	0	4,680.	347,400	543,600	543,600	Year End Roll	12/20/2017
2017	101	FV	196,200	0	4,680.	319,400	515,600	515,600	Year End Roll	1/3/2017
2016	101	FV	196,200	0	4,680.	291,400	487,600	487,600	Year End	1/4/2016
2015	101	FV	185,400	0	4,680.	285,800	471,200	471,200	Year End Roll	12/11/2014
2014	101	FV	185,400	0	4,680.	265,600	451,000	451,000	Year End Roll	12/16/2013
2013	101	FV	185,400	0	4,680.	252,700	438,100	438,100		12/13/2012

!11704!

PRINT

Date	Time
12/11/20	01:50:38

LAST REV

Date	Time
04/24/18	10:08:51

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11704

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TSUK ANDREW G	25788-195		11/2/1995		82,700	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/23/2003	598	Manual	1,200					front door canopy
4/24/1998	243	Porch	4,200					ENCLOSE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
3/17/2018	Inspected	BS	Barbara S
2/24/2018	MEAS&NOTICE	HS	Hanne S
10/30/2008	Meas/Inspect	189	PATRIOT
1/7/2000	Inspected	263	PATRIOT
12/9/1999	Mailer Sent		
11/19/1999	Entry Denied	268	PATRIOT
7/17/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	98682
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4680		Sq. Ft.	Site		0	80.	1.20	9									448,322						448,300	

Total AC/HA:	0.10744	Total SF/SM:	4680	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	448,322	Spl Credit		Total:	448,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PEACH		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98794085
Adj $ / SQ:	173.384
Other Features:	75243
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	352290
Depreciation:	109210
Depreciated Total:	243080

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

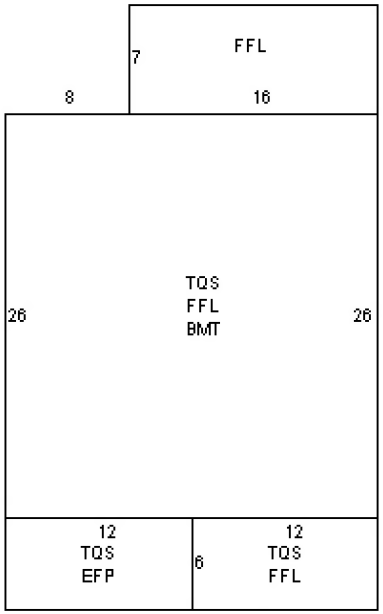
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.38
Special Features:	0	Val/Su Net:	116.88
Final Total:	243100	Val/Su SzAd	175.65

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	808	173.380	140,094
BMT	Basement	624	52.020	32,457
TQS	3/4 Story	576	173.380	99,869
EFP	Enclos Porch	72	64.250	4,626

Net Sketched Area:	2,080			Total:	277,046
Size Ad	1384	Gross Are	2272	FinArea	1384

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	